



OLD VALUES - NEW HORIZONS

COMMUNITY DEVELOPMENT

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Planning Board Agenda

Wednesday March 16, 2016

7:00pm @ Community Development Department

1. Call to Order/Attendance/Pledge of Allegiance

2. Ellections/Appointments

- Election of Chair and Vice Chair
- WEDC Rep. Appointment

3. Public Hearing: Site Plan Regulations & Design Regulations

A public hearing is to be held in accordance with NH RSA 675:6 (Method of Adoption), to adopt amendments to the existing Site Plan Regulations and Design Regulations, as allowed under NH RSA 674:43 (Power to Review Site Plans) and NH RSA 674:44 (Site Plan Review Regulations).

Amendments to the Site Plan Regulations are for the following Sections: Design Review Guidelines Section 708.2.2 and Certified Sites Program Section 1152.1 to add "Market Square Overlay District". Amendments to the Design Regulations are to add Market Square Overlay District to the Regulations and add appropriate regulations for this District to existing Sections 100, 200, 300, 500, 501, 505.2.3, 700, and 701; adds Section 712 for Market Square Overlay District Signage.

4. Administrative Review of Application: Case#2016-3/Watershed/38 Woodvue Road (18-L-377)

A Major Cobbetts Pond and Canobie Lake Watershed Application has been submitted for 38 Woodvue Rd. (18-L-377), located in the Residential District A zone and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District (CPCLWPD). The Applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owners, Xiang & Cheng Chen, is proposing to construct a one (1) stall, 288 sq. ft. garage with a driveway expansion of 480 sq. ft. and a 1,540 sq. ft. deck, in the CPCLWPD. The existing impervious surface is 26.8% and resulting impervious coverage would be 29.4%.

5. Public Hearings on Applications:

Case#2016-4/Treadwell MINOR Subdivision/9 Fordway Extension (1-A-600)

A Final Application for a Minor Subdivision was submitted for 9 Fordway Extension (1-A-600) located in the Rural District zone. The applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owner, Treadwell 2008 Revocable Trust, is proposing to subdivide the parcel into two lots resulting in one lot, sized 1.91 acres (83,415 sq. ft.) containing an existing single-family residence; and a vacant lot, sized 1.71 acres (74,588 sq. ft.) for future single-family residential development. An individual well and septic are proposed for the newly created lot. No other improvements are proposed.

Case#2016-5/Armstrong MINOR Subdivision/Watershed/37 Armstrong Rd (17-J-02)

A Final Application for a Minor Subdivision was submitted for 37 Armstrong Road (17-J-2) located in the Residence District A, Wetland and Watershed Overlay Protection District, and Cobbetts Pond and Canobie Lake Watershed Overlay Protection District. A portion lies within the 100-year flood hazard zone. The Applicant, Joseph Maynard, on behalf of the property owners, Richard G. Armstrong Revocable Trust of 2002, is proposing to subdivide the property into two lots resulting in one lot with an existing single-family residence, sized 2.83 acres (123,097 sq. ft.) and another vacant lot sized 1.41 acres (61,591 sq. ft.). An individual well and septic tank is proposed to serve the newly created lot.

Case#2016-6/Tokanel Meadow Rd MINOR Subdivision/7, 10 Meadow Rd (24-F-5207, 5209)

A Final Application for a Minor Subdivision was submitted for 7 and 10 Meadow Road (14-F-5207, 5209) located in the Rural District Zone. The Applicant, Joseph Maynard of Benchmark Engineering, Inc., on behalf of the property owners, Linda Tokanel and David & Heidi Tokanel is proposing to subdivide the property into three lots, resulting in one lot sized 1.70 acres (74,133 sq. ft.) containing an existing dwelling, another lot sized 1.73 acres (75,337 sq. ft.) containing an existing dwelling, and a third vacant lot sized 1.7 acres (74,133 sq. ft.) proposed for single-family residential development. An individual well and private septic tank is proposed to service the newly created lot.

6. **Minutes Review and Approve**-March 2nd, 2016
7. **Old/New Business** (Not to include discussion of pending applications or decisions on matters requiring public notice)
8. **Adjournment**

UPCOMING MEETINGS:

March 23rd

March 30th

April 6th